

# Detached Garage

The following items must be submitted in order to obtain a Building Permit for a detached garage:  
(Occasionally if there are unusual circumstances additional information may be required.)

- Completed "BUILDING PERMIT APPLICATION INFORMATION" form.
- 3 copies of an existing survey:  
Draw proposed garage on the survey with dimensions and show property lines, setbacks, other buildings or structures, easements, walkways and a north arrow.
- 3 complete sets of dimensioned working plans, drawn to scale (1/4" to 1' preferred).
  - Floor plan.
  - Soil Test  
The foundation of the detached garage shall be designed so that the actual bearing pressure of the structure on the underlying soil shall not exceed 1000 pounds per square foot (psf). Or;  
Provide a soils investigation report with complete geotechnical information in accordance with Section R401.4 of the International Residential Code.
  - Concrete  
Concrete foundations subject to weathering shall have a compressive strength of 3,000 psi, concrete slabs shall have a compressive strength of 3,500 psi. in accordance with Section 402.2, Table R402.2 of the International Residential Code.
  - Foundation  
Continuous footings and foundation walls for the garage shall be provided with reinforced steel in accordance with the appropriate prescriptive design tables found in the International Residential Code.  
Un-reinforced concrete will not be permitted if this option is used  
For slab-on-grade concrete, two-way reinforcing steel located 24 inches on center shall be required. The minimum size of any reinforcing steel shall be #4 bars.
  - Show structural components. Show sizes and type of material, spans, spacing and layout.
  - Indicate wall bracing in accordance with the International Residential Code Section R602.10.
- Indicate Structural Design Criteria, provide calculations where applicable.
- Indicate any electrical equipment installations.
- To comply with State Archives & Records (SARA) requirements for long term records retention all submitted documents must be of a clarity appropriate for microfilming
- Filing Fee equal to 1/2 the Building Permit Fee.

Note: All plumbing performed within the Town of Amherst must have a plumbing permit and must be inspected, regardless of who performs the work. Homeowners may perform their own plumbing. Plumbers working in the Town must be licensed by the Town of Amherst.